

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
TM 5535, STP 07-021, ER 07-09-005
Village Walk Townhomes (14-Unit)

March 25, 2010

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

While the proposed project and offsite improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any offsite improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any offsite improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The project will obtain its water supply from the Ramona Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the Resource Protection Ordinance (RPO), nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes:

The average slope for the property is less than 15 percent percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined on

a site visit conducted by Valerie Walsh on February 2, 2009. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Gail Wright on June 28, 2007, it has been determined that the project site does not contain any archaeological resources. In addition, the project must comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

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NO

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NOT APPLICABLE

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Discussion:

The project's Storm Water Management Plan by Tri-Dimensional Engineering received 1/22/10 has been reviewed and is found to be complete and in compliance with the Watershed Protection Ordinance (WPO).

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

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NO

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NOT APPLICABLE

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Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project is subject to the County Noise Element exterior noise standard of 60 dBA CNEL and the Ramona Community Plan noise standard of 55 dBA CNEL. The closest Circulation Element roadway is Main Street and is located approximately 750 feet from the project site which is considered well distanced from this noise source. Based on GIS noise layers, Sandag 2030 Future Traffic Forecast, existing topography and site structures, future traffic noise levels to the project site will experience noise levels below the 55 dBA CNEL and 60 dBA CNEL noise thresholds. The project is zoned C34. Land uses to the northwest is zoned RS7 and uses to the southwest is zoned A70. Property line noise levels where there are two zoning districts are subject to the arithmetic mean of both zones pursuant to the County Noise Ordinance. The project will be subject to the most restrictive nighttime one-hour average of 50 dBA at the

project property lines. The project proposes air conditioning units for each residential unit and these proposed units will consist of models specified within a tentatively approved noise report filed under TM 5509. Noise calculations associated with this detached condominium project will consist of a Comfortmaker N2H342AKA Air Conditioning Unit with a sound power level of 75 dBA. Based strictly on attenuation by distance and conservative noise calculations, this air conditioning unit will generate noise levels as high as 49.4 dBA at 20 feet. Based on the project site plans, proposed air conditioning units will be located at 20 feet or more from the project boundary line thus, demonstrating compliance with the County Noise Ordinance, Section 36.404. The detached condominium project was also evaluated in regards to construction equipment activities. The project is subject to the construction equipment section within the County Noise Ordinance and must comply with the property line construction equipment section of 75 dBA at the property line. The operation of construction equipment is considered temporary and the project proposes all mass grading to be conducted in one phase. Completion of mass grading is anticipated to be completed in one month. Additionally, the project does not propose any impulsive type of construction equipment. Construction noise associated with the project will be less than significant and demonstrates compliance with the County Noise Ordinance construction equipment section. Therefore, the proposed detached residential condominium project will comply with County noise standards.

VII. CALIFORNIA AERONAUTICS ACT – Does the proposed project conform to the Act's provisions?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The project has been determined to be conditionally compatible with the Airport Land Use Compatibility Plan for the Ramona Airport by the San Diego County Regional Airport Authority (as Airport Land Use Commission) on April 2, 2009. The project therefore conforms with the California Aeronautics Act, based on the type and the intensity of the proposed land use.

VIII. US Code of Federal Regulations Federal Aviation Regulations, Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77 – Does the proposed project conform to the Code's provisions?

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The project is compatible with the FAA Advisory Circulars regarding navigable airspace and aircraft hazards.